Martin Prescott Environmental Services

John Barnes Architects
Moordale Paddock
Huddersfield Road
Diggle
Oldham
OL3 5NT

01457 873373

jbarnesarchitect@btconnect.com
cc charl@frescarestaurants.com

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs.
BL9 8BS

0161 796 6211
07946 488467

2.5.2015

Initial Bat and Nesting Bird Survey of Riverside Mill, Glossop
30th April 2015
Surveyor- Martin Prescott (lic. no CLS001281)

Contents

1. Introduction

1.1 Reason for Survey

In order to obtain planning permission for demolition/renovation of this group of industrial buildings, a bat survey was requested.

1.2 The Site

The site was at Riverside Mill, George Street, Glossop. SK13 8AY.

1.3 The Buildings and Surrounds

The buildings consisted of:

Building 1 2-storey, badly fire damaged, roof missing.

Building 2 2-storey, pitched slate roof, skylights

Building 3 Flat roofed section

Building 4 Two-storey pitched slate roof

Building 5 Single storey lean-to, tile roof

Building 6 Two-storey – sloping slate roof

Building 7 Single storey lean-to, incomplete slate roof

Building 8 Pre-fabricated building

A basement ran under buildings 1, 2, 3 and 4.

The immediate habitat included the river and areas of amenity grassland, mature plantation, semi-mature and young broadleaved trees and scrub.
There were other industrial buildings and houses nearby.

2. Method

2.1 Risk Assessment, Possible Hazards

The buildings were cluttered with rubbish and debris from the fire, otherwise there were no hazards other than those normally encountered when surveying basically sound buildings.

2.2 Daylight Survey

The initial daylight survey took place on 30th April 2015.
A daylight survey was carried out in order to assess the site and search for potential roosting sites and signs of bat occupation.

All accessible areas were searched for potential roosting sites, bats, their prey remains, droppings and urine stains.
The day of the survey the weather was showery and cool.

Areas searched were:

2.2.1 Outside, the walls (where accessible), eaves and roofs, the ground and surfaces such as windows and doors underneath the eaves around the perimeters of the buildings.

2.2.2 The inside walls, roof, basement and floor areas of the buildings, especially those open to the roof.

2.2.3 The immediate area for bat foraging potential.

Limitations

This survey was carried out at a time when bats had only been briefly active since last autumn, and any bat droppings, especially on the outside were unlikely to be evident.
The upper storey of building 2 was infested with pigeons making searching for bat droppings difficult.
The walls of buildings 2, 3, 4 and 7 immediately next to the river were not closely accessible.

3. Results

3.1 Possible Roost Sites, see plan and photos

The interiors of the buildings were generally slightly cluttered but searchable. All buildings were of brick except for building 8 which was prefabricated.

Building 1 2-storey, badly fire damaged, roof missing.

Easy bat access through missing roof area. (photo 7)
There were holes in the masonry suitable for roosting bats.

Building 2 2-storey, pitched slate roof, skylights

The first floor was open to the roof and infested with pigeons. The roof was of slate partially lined with boarding (photo 8). There were several skylights and many broken windows.
There were gaps under roofing slates suitable for roosting bats. (photo 2)
There was a thick covering of Ivy at the SW corner (photo 5), of high potential for nesting birds, but of low suitability for roosting bats The Ivy could hide suitable crevices in the masonry.

Building 3 Flat-roofed section

Parts of roof missing. Many holes suitable for bat access.

Building 4 Two-storey pitched slate roof

Roof board-lined (photo 9) and relatively complete, with gaps suitable for bat access at missing slates.

Building 5 Single storey lean-to, tile roof

Many gaps suitable for roosting bats such as under barge boards (photos 1 and 3).

Building 6 Two-storey – sloping slate roof

Many broken windows; suitable bat access and gaps at end slates.

Building 7 Single storey lean-to, incomplete slate roof (photo 6)

Many gaps under partial slate roof and easy bat access into the interior.

Building 8 Pre-fabricated building

Panelled building of very low bat roosting potential.

There was a basement running under buildings 1, 2, 3 and 4 (photo10). Although there were crevices in the masonry it was considered too dry to be of more than very low suitability for hibernating bats.
There were holes in the masonry throughout the buildings (except building 8) suitable for roosting bats.

No signs of roosting bats were found anywhere on site.

Most of the buildings were considered suitable for nesting birds, especially the Ivy on building 2, but no signs of nesting were found except for the pigeons.

3.2 Bat Foraging Potential and Alternative Roosts

The site and immediate area was moderately well vegetated with mature plantation, young trees and amenity grassland, and was likely to be used by foraging bats, especially Common Pipistrelle *(Pipistrellus pipistrellus)*. The adjacent river has the potential to be used by foraging Daubenton's Bats *(Myotis daubentonii)*.

Nearby habitat included an area of plantation/woodland and a river connecting the immediate area to tree-lines, scrub, hedges and pasture within a few hundred metres.

There were many houses nearby which were likely to have higher bat roost potential than the factory buildings as they were occupied and therefore warmer and more suitable for Pipistrelle maternity roosts.
There were other industrial units nearby providing further roost potential.

4. Conclusions

4.1 The buildings were situated in moderate quality bat foraging habitat.

4.2 Nearly all the buildings had features which could be used by roosting bats, and the buildings as a whole were considered to have moderate-high bat roosting potential.
The dry basement was considered to have very low potential for hibernation.

4.3 Most of these building were likely to be used by nesting birds. The Ivy on building 2 was considered particularly likely to be used.

5. Recommendations

5.1 Initially, three activity surveys will be required. These should take place between late April and the end of September under suitable weather conditions with at least one during the maternity season, normally mid-May to late July.
If roosting bats are found or suspected, further surveys may be required.
If a roost is confirmed a licence will be required to legalise it's destruction or disturbance of the bats. This will incur extra expense and significant delays.

5.2 Care must be taken to avoid disturbing nesting birds. Carrying out structural work/demolition avoiding the nesting season, March to August inclusive, will minimise any problems with nesting birds.
If active nests are found, they must be left undisturbed (5 metre exclusion zone recommended) until the young have fledged. If there is any doubt refer to a suitably qualified ecologist.

5.3 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, Natural England (01942 820364) or the consultant (see header) should be notified and work stopped immediately.

6. Photos

P1 NW aspect, gaps under barge boards

P2 SE aspect, many broken windows

P3 N. aspect, gaps under barge boards

P4 S. aspect, gaps under roofing slates

P5 Ivy at SW corner, building 2

P6 Missing slates, building 7

P7 Building 1, missing roof

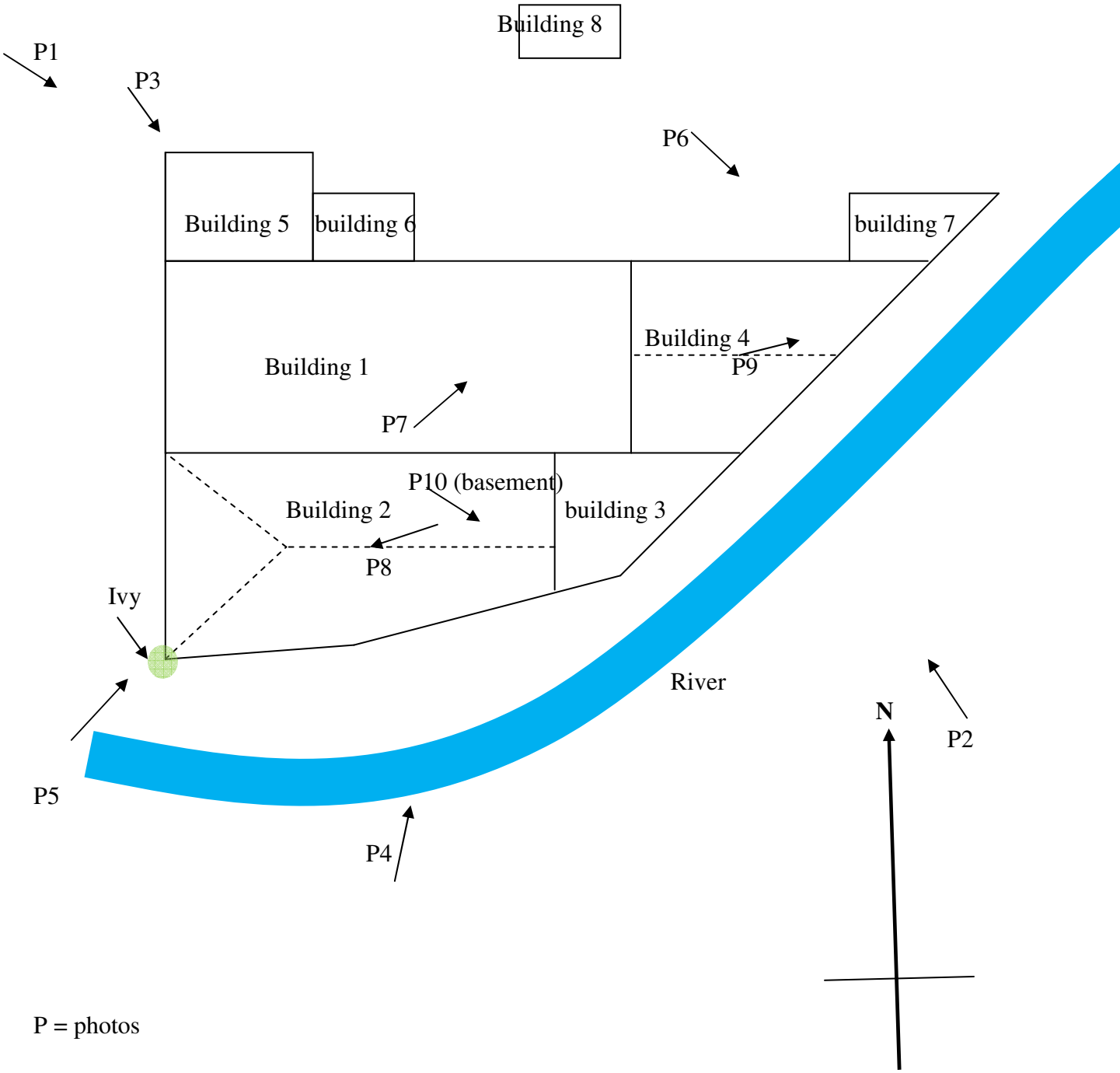
P8 Building 2, board-lined slate and skylights

P9 Building 4, board-lined slates, some slates missing.

P10 Basement

7. Plan

Not to scale



P = photos

Martin Prescott